133.0	0008	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,444,700 / 1,444,700
					USE VALUE:	1,444,700 / 1,444,700
					ASSESSED:	1,444,700 / 1,444,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		ENDICOTT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HALLING STEVEN H
Owner 2:	HALLING JORDAN JANET
Owner 3:	
Street 1:	21 ENDICOTT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HAKAN SAKUL/KARIN -
Owner 2:	-
Street 1:	21 ENDICOTT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,091 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1928, having primarily Brick Veneer Exterior and 2567 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11091.000	767,200		677,500	1,444,700
Total Card	0.255	767,200		677,500	1,444,700
Total Parcel	0.255	767,200		677,500	1,444,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 562.80 | /Parcel: 562.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	85909
GIS Ref	
GIS Ref	
Insp Date	05/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0008-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	766,900	0	11,091.	677,500	1,444,400	1,444,400	Year End Roll	12/18/2019
2019	101	FV	625,800	0	11,091.	715,100	1,340,900	1,340,900	Year End Roll	1/3/2019
2018	101	FV	625,800	0	11,091.	526,900	1,152,700	1,152,700	Year End Roll	12/20/2017
2017	101	FV	625,800	0	11,091.	504,300	1,130,100	1,130,100	Year End Roll	1/3/2017
2016	101	FV	625,800	0	11,091.	466,700	1,092,500	1,092,500	Year End	1/4/2016
2015	101	FV	548,800	0	11,091.	391,400	940,200	940,200	Year End Roll	12/11/2014
2014	101	FV	548,800	0	11,091.	382,400	931,200	931,200	Year End Roll	12/16/2013
2013	101	FV	548,800	0	11,091.	364,300	913,100	913,100		12/13/2012

!10411!

PRINT

Date	Time
12/11/20	00:43:00

LAST REV

Date	Time
05/17/18	09:45:56
ekelly	

USER DEFINED

Prior Id # 1:	85909
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10411

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAKAN SAKUL/KAR	35170-158		4/1/2002		829,000	No	No		
FIORENZA ELIZAB	32888-421		5/18/2001		715,000	No	No		
FIORENZA ELIZAB	29775-290		2/9/1999	Convenience	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/6/2015	878	Redo Bat	8,000		7/6/2015			Remodel bathroom.
5/23/2007	376	Re-Roof	8,000					
4/25/2002	307	New Wind	6,000	C				3 WINDOWS IN SUNRO
8/8/2001	538	Redo Kit	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	MEAS&NOTICE	CC	Chris C
2/11/2008	Meas/Inspect	163	PATRIOT
6/15/2002	MLS	MM	Mary M
9/2/2001	MLS	MM	Mary M
3/6/2000	Inspected	276	PATRIOT
11/22/1999	Mailer Sent		
11/4/1999	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11091		Sq. Ft.	Site		0	90.	0.68	10									677,462						677,500	

Total AC/HA: 0.25461 | Total SF/SM: 11091 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 677,462 | Spl Credit | Total: 677,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	6 - Stucco	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	4 - Radiant H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10553145
Const Adj.:	1.03562582
Adj $ / SQ:	143.115
Other Features:	130000
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	804240
Depreciation:	36995
Depreciated Total:	767245

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

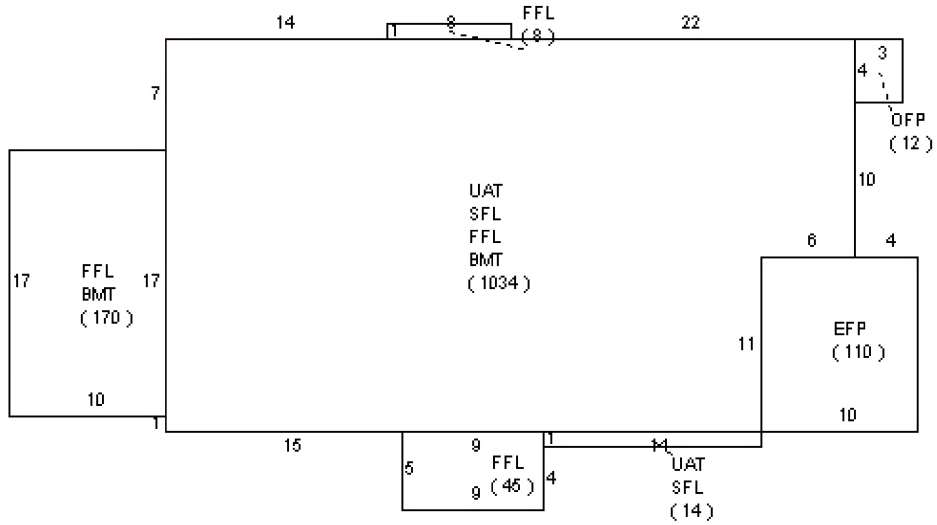
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	208.95
Special Features:	0	Val/Su Net:	197.07
Final Total:	767200	Val/Su SzAd	332.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,257	143.110	179,895
BMT	Basement	1,204	42.930	51,693
SFL	Second Floor	1,048	143.110	149,984
UAT	Upper Attic	262	125.230	32,809
EFP	Enclos Porch	110	53.830	5,921
OFP	Open Porch	12	45.570	547

Net Sketched Area:	3,893			Total:	420,849
Size Ad	2305	Gross Are	4679	FinArea	2567

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	V	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0008-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc